

## Closed Session II (Project Liberty) — January 5, 2015

At 8:39 p.m., already in closed session on another matter, began closed session on a different matter relating to the location or expansion of business in the area, pursuant to NCGS 143-318.11(a)(4) and to establish or instruct the staff or agent concerning the negotiation of the price and terms of a contract concerning the acquisition of real property, pursuant to [N.C.G.S.143-318.11(a)(5)]. Commissioners Frye, Kemp, Haywood and Allen were present. Commissioner Lanier was absent. Also present were County Manager Hal Johnson; Will Massie, Assistant County Manager/Finance Officer; County Attorney Ben Morgan; Aimee Scotton, Associate County Attorney; Amanda Varner, Clerk to the Board and Bonnie Renfro, Randolph County EDC President.

Aimee Scotton, Associate County Attorney, reviewed that there are private entities that have been working to assemble property in the area referred to as the Greensboro-Liberty mega site. She said the options have been obtained by NC Megasites LLC, a corporation formed by the Piedmont Triad Partnership (PTP). The purchase of these options has been accomplished with the funding provided by members of the PTP. David Joseph is the attorney working for the PTP in accomplishing this. He has been working with broker Sam Simpson to acquire the options. Garrett Walker is an attorney for the PTP who specializes in real estate transactions. Ms. Scotton has been meeting with Garrett Walker and David Joseph on a regular basis to discuss possible ownership and control issues. There have been ongoing meetings attended by representatives of the PTP, Randolph County EDC, Greensboro EDC, and the City of Greensboro. She and Commissioner Frye have been attending the meetings as representatives of Randolph County.

Randolph County EDC President Bonnie Renfro said that Randolph County's population has grown by 10,901 since 2000, but 4,164 net jobs had been lost and that any large manufacturing facility could help and one as large as auto-manufacturing can provide both manufacturing and service job growth to help offset these trends. Some comparable sites to the Greensboro-Liberty mega site include Greenville, SC (BMW 1992), Tuscaloosa, AL (Mercedes 1996), Montgomery, AL (Hyundai 2004), and Chattanooga, TN (Volkswagon 2008). A gain of additional supplier jobs is to be expected with an investment creating new factory jobs.

Ms. Renfro reviewed the location requirements for a mega site as follows:

- Large (between 1,000 and 3,000 acres) for a single user
- Served by rail
- Within 10 miles of an interstate and served by four-lane controlled access highway
- Available for immediate use (assembled)
- Close proximity (30 miles) to commercial airport
- Dual feed electrical service
- Labor force must be available and capable of being trained
- Competitive local and state incentive package must be provided

Ms. Renfro listed the committed partners and investment, as follows:

- |                              |             |
|------------------------------|-------------|
| • State of NC                | \$1,670,000 |
| • Piedmont Triad Partnership | \$ 645,623  |
| • Bryan Foundation           | \$4,300,000 |

- City of Greensboro \$ 53,500
- Allied Partners \$ 45,000
- Duke Energy \$ 100,000
- Randolph County/EDC \$ 21,750

Ms. Renfro updated the Board with the following information:

- 1,528 acres is estimated to now be under control
- 2½ times the tax value offered for property
- Environmental assessment is underway: Utility services have been committed to be extended by the City of Greensboro, Duke Energy, and Piedmont Natural Gas
- The NCDOT roadway improvement planning is underway.
- State grant has been extended for 12 months and is restricted to property acquisition
- Golden Leaf Foundation has awarded funding for public utility extensions
- NC Railroad—site evaluation underway for competitive assessment
- Duke Energy—grant to Randolph County Development Corp for site due diligence

Chairman Frye said that he feels Randolph County needs to take action so that other partners see that Randolph County is interested in a large scale manufacturing facility of some kind.

Ms. Renfro said that the PTP is asking the County to use the \$1,666,666 in State grant funds in addition to a County investment to purchase specific property so they can reinvest their money in additional property at the site. The property closings would be staggered and not all at once.

Following discussion, the consensus of the Commissioners was to set a public hearing for the February meeting to consider the purchase of real estate in conjunction with the Greensboro-Liberty mega site

*At 9:22 p.m., on motion of Kemp, seconded by Allen, the Board voted unanimously to adjourn from closed session and resume regular session.*

Darrell L. Frye, Chairman

Phil Kemp

Stan Haywood

David Allen

Amanda Varner, Clerk to the Board